

Department of Town & Country Planning, Punjab

From,

District Town Planner,
Sangrur

To,

Sh.Sarabjit Singh S/o Sh. Raghbir Singh,
Partner and authorized signatory,
M/s The Sydney Grand (Marriage Palace),
Village Ladda, Tehsil Dhuri, District Sangrur.

Memo No. 1236

DTP(S)/LPDH-136

Dated:

10/10/2019

Subject:

Grant of Change of Land Use u/s 81(1) of the Punjab Regional Town Planning & Development Act 1995 for Marriage Palace Purpose at village Ladda, Tehsil Dhuri, Distt. Sangrur (1.8743 acre).

Reference: Your Request dated 05.09.2019 and 30.09.2019

Your request for change of land use for M/s The Sydney Grand Marriage Palace of an area measuring 1.8743 acre falling at Village Ladda, Tehsil Dhuri, District Sangrur has been considered in this office and the permission for Change of Land Use is here by granted on the following terms and conditions. The detail of land as verified by Tehsildar Dhuri is given below :-

Sr. No.	Khasra No.	Ownership as per revenue record and CLU applied			Area for CLU permission
		Bigha	Biswa	Biswasi	
1	4180/3430/3083/2219	2	10	0	1.8743 acres
2	4182/3429/3083/2219	2	10	0	
3	2222/1	0	3	12	
4	2223/1	3	16	8	
	Total	9	0	0	

- 1) The Change of Land Use shall be in the hands of "M/S. The Sydney Grand" Marriage Palace.
- 2) The applicant shall deposit CLU/ EDC/License/ Permission fee and all other charges levied or to be levied by Housing & Urban Development Department Punjab from time to time.
- 3) The issue of Land Use ownership is independent and exclusive of permission of change of land use. Therefore, the permission of CLU does not in any manner grant or effect ownership right of this land, which have to be determined by Competent Authority.
- 4) The applicant shall be responsible for any litigation, if any, regarding land in any court of law and shall be responsible for the authenticity of the aks shajra plan submitted in this office. In case any discrepancy is found at a later stage, than this

THE SYDNEY GRAND

Sarabjit Singh

P=

[Signature]

office shall not be responsible and it shall be the sole responsibility of the applicant only.

- 5) Through revenue rastas /Khals and pucca roads if any, passing through the site shall be unobstructed.
- 6) The applicant shall obtain approval/NOC from Competent Authority to fulfill the requirement of notification dated 14.09.2006 of Ministry of Environment and Forest, Government of India before starting the development works of marriage palace.
- 7) The applicant shall obtain No Objection Certificate (NOC) from Punjab Pollution Control Board, under the relevant Acts as applicable.
- 8) The applicant shall get the Zoning/Building Plans approved from the competent authority before undertaking any new development of site.
- 9) Applicant shall not make any construction under H.T. electric line passing through the site of shall get these lines shifted by applying to the concerned authority.
- 10) This permission will not provide any immunity from any other Act/Rules/Regulation applicable to the land in question.
- 11) Applicant shall obtain permission from the Forest Department Government of India under Forest Act 1980 before undertaking at the site.
- 12) The applicant shall make his own suitable provision for drinking water supply and disposal of sewage & solid waste management and shall not obstruct the flow of storm water/rain water of the surrounding areas.
- 13) Applicant shall obtain any other permission required under any other act at is own level.
- 14) Application shall be bound to abide by conditions levied in letter No. 2763 dated 13.09.2019 issued by Executive Engineer, PWD (B&R), Malerkotla.
- 15) Applicant shall abide by all the conditions levied by Executive Engineer, Construction Division, Drainage, Sangrur vide letter No. 2829-30/14 D dated 05.07.2019.
- 16) Applicant shall make necessary arrangement for firefighting and shall start conducting public functions only after getting clearance from the concerned authority
- 17) Applicant shall take permission under Section 143 of the Punjab Regional and Town Planning & Development Act, 1995 to derive approach from Schedule Road from Competent Authority and shall leave 5 mt. No Construction Zone along the Schedule Road.
- 18) Applicant shall leave 10 mts. green strip along drain from is own site as per the Unified Zoning Regulation.
- 19) Applicant shall abide by all the provisions of Notified Master Plan Sangrur.
- 20) As per Memo No. PUDA/CA/2013/1713-16 dated 27.02.2013, restrictions in the area are imposed on construction and installation of any new structure for extraction of ground water resources without prior specific approval of the authorized officer (Deputy Commissioner) of the District and subject to the guidelines/safeguards envisaged from time to time in this connection by Authority for ground water extraction and rain water harvesting/recharge etc.
- 21) Applicant shall not bifurcate or sub-divide the site without prior approval of Competent Authority.

The receipt of D.D. No. 047622 dated 27.09.2019 amounting to Rs. 9,84,050/- of Central Bank of India towards total CLU charges is hereby acknowledged.

THE SYDNEY GRAND

Sarjit Singh

Partner

Harinder Singh Sandhu
(Harinder Singh Sandhu)
District Town Planner,
Sangru

Endst. No.

DTP(S)/

Dated

A copy is forwarded to Chief Administrator, P.D.A. Patiala, along with Demand Draft No. 047621 dated 27.09.2019 amounting 3,16,780/- and Demand Draft No. 047619 dated 27.09.2019 amounting 43,112/- towards EDC and License Fees respectively, are attached for information and necessary action. Difference, if any, shall be recovered from the applicant at your own level. Please acknowledge the receipt of the DDs.

Encls: As above.

Sd/-
(Harinder Singh Sandhu)
District Town Planner,
Sangrur.

Endst No.

DTP(S)/

dated:

A copy is forwarded to Chief Administrator, PUDA, Mohali along with Demand Draft No. 047620 dated 27.09.2019 amounting 63,730/- as SIF charges, is attached for information and necessary action. Difference, if any, shall be recovered from the applicant at your own level. Please acknowledge the receipt of the DD.

Encls: As above.

Sd/-
(Harinder Singh Sandhu)
District Town Planner,
Sangrur.

Endst No.

DTP(S)/

dated:

A copy is forwarded to the followings for information and necessary action:

1. Chairman, Punjab Pollution Control Board, Patiala.
2. Chief Conservator of Forests, Punjab, Chandigarh.
3. Chief Town Planner (Pb), S.A.S. Nagar.
4. Senior Town Planner, Patiala.

Sd/-
(Harinder Singh Sandhu)
District Town Planner,
Sangrur.

THE SYDNEY GRAND

Sarbjit Singh
Partner